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<b>REQUEST</b>	Current Zoning: I-1, light industrial Proposed Zoning: TOD-M, transit oriented development, mixed-use
<b>LOCATION</b>	Approximately 2.17 acres located on the southwest corner of South Tryon Street and West Tremont Avenue.
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	This petition proposes to rezone 2.17 acres from I-1 to TOD-M to allow mixed-use transit oriented development along the south rail corridor.
<b>Property Owner</b>	Vision Ventures of Carolina, LLC/Jameson P. Well
<b>Petitioner</b>	Charlotte-Mecklenburg Planning Commission
<b>Agent/Representative</b>	Doug Stephan
<b>Community Meeting</b>	Meeting not required.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second: Griffith/Allen Yeas: Allen, Griffith, Howard, Johnson, Lipton, Randolph, and Rosenburgh Nays: None Absent: None Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition and noted the property is in a transit station area. The request is for a conventional TOD-M zoning. Staff recommended approval.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>Southend Transit Station Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lipton seconded by Commissioner Johnson)
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

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#### **FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**
    - This is a conventional rezoning petition with no associated site plan.
  - **Public Plans and Policies**
    - The *South End Transit Station Area Plan* (2005) recommends mixed-use transit oriented development on this site, which is located within ½ mile of a light rail station.
  - **STAFF RECOMMENDATION (Updated)**

Staff recommends approval of this petition.
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**PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

- **CDOT:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **CATS:** No issues.
  - **Connectivity:** No issues.
  - **Schools:** No comments received.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** No issues.
  - **LUESA:** No issues.
  - **Site Design:** No issues.
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**OUTSTANDING ISSUES**

No issues.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- CDOT Review
- Storm Water Review
- Pre-Hearing Staff Analysis

**Planner:** Tim Manes (704) 336-8320